076.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	857,500 / 857,500
					USE VALUE:	857,500 / 857,500
					ASSESSED:	857,500 / 857,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TELFER STEPHEN J
Owner 2:	PICKETT PATRICIA A
Owner 3:	
Street 1:	40 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPERA WILLIAM R & SANDRA E -
Owner 2:	-
Street 1:	40 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .18 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Brick Veneer Exterior and 2887 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7857.000	396,400	2,100	459,000	857,500
Total Card	0.180	396,400	2,100	459,000	857,500
Total Parcel	0.180	396,400	2,100	459,000	857,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.04 /Parcel: 297.04

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47942

GIS Ref

GIS Ref

Insp Date 11/07/18

!6319!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	396,400	2100	7,857.	459,000	857,500		Year end	12/23/2021
2021	101	FV	382,800	2100	7,857.	459,000	843,900		Year End Roll	12/10/2020
2020	101	FV	382,600	2100	7,857.	459,000	843,700	843,700	Year End Roll	12/18/2019
2019	101	FV	301,700	2200	7,857.	426,200	730,100	730,100	Year End Roll	1/3/2019
2018	101	FV	301,700	2200	7,857.	426,200	730,100	730,100	Year End Roll	12/20/2017
2017	101	FV	301,700	2200	7,857.	373,800	677,700	677,700	Year End Roll	1/3/2017
2016	101	FV	301,700	2200	7,857.	341,000	644,900	644,900	Year End	1/4/2016
2015	101	FV	283,000	2200	7,857.	301,600	586,800	586,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:42:14

LAST REV

Date	Time
04/30/19	14:18:20
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6319

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPERA WILLIAM R	34061-542		11/15/2001		460,000	No	No		
	13647-115		2/1/1979		80,000	No	No		Y

USER DEFINED

Prior Id # 1:	47942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2006	279	Re-Roof	5,150					
8/21/2003	708	Manual	18,000					new retaining wal

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	BS	Barbara S
12/23/2008	Meas/Inspect	163	PATRIOT
6/21/2004	External Ins	BR	B Rossignol
12/11/1999	Inspected	263	PATRIOT
10/13/1999	Mailer Sent		
10/13/1999	Measured	266	PATRIOT
7/31/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7857		Sq. Ft.	Site		0	70.	0.83	12									459,000						459,000	

Total AC/HA:	0.18037	Total SF/SM:	7857	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	459,000	Spl Credit		Total:	459,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	25	%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.17447543
Const Adj.:	1.05023587
Adj $ / SQ:	135.682
Other Features:	115012
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486960
Depreciation:	90575
Depreciated Total:	396386

COMMENTS

SCUTTLE HOLE OF=SINK IN LLV.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

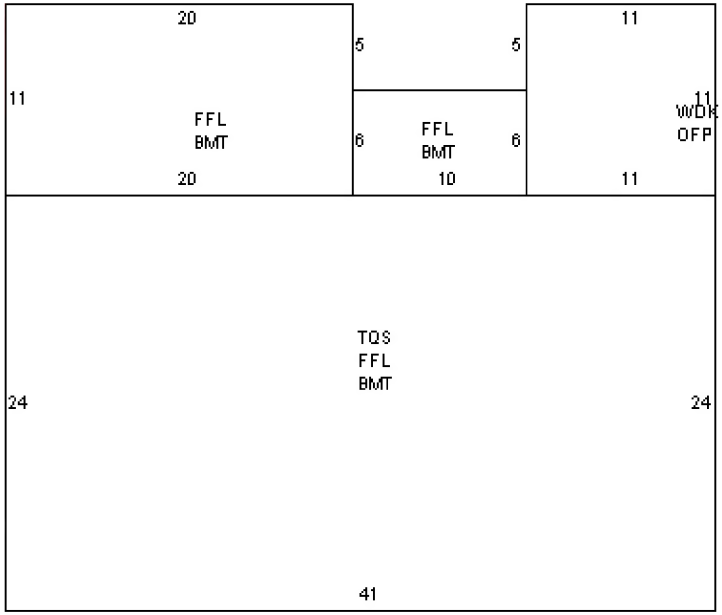
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.68
Special Features:	0	Val/Su Net:	113.00
Final Total:	396400	Val/Su SzAd	198.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,264	74.900	94,669
FFL	First Floor	1,264	135.680	171,503
TQS	3/4 Story	738	135.680	100,134
OFP	Open Porch	121	31.650	3,830
WDK	Deck	121	14.980	1,813

Net Sketched Area:	3,508			Total:	371,949
Size Ad	2002	Gross Area	3754	FinArea	2887

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	A	Y	1	16X16	A	AV	1997	9.91	T	17.6	101			2,100			2,100

More:	N	Total Yard Items:	2,100	Total Special Featues:		Total:	2,100